



**Petition Number:** 1208-PUD-07

**Petitioner:** Two PL LLC

**Request:** Change in zoning from the AG-SF1 District to the Towne West PUD District

**Current Zoning:** AG-SF1

**Current Land Use:** Agriculture/Vacant

**Approximate Acreage:** 120 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Concept Plan
4. Towne West PUD Ordinance

**Staff Reviewer:** Andrew Murray

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### **Petition History**

This petition was introduced at the August 13, 2012 City Council meeting. The proposal will receive a public hearing at the September 4, 2012 Advisory Plan Commission (the "APC") meeting.

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### **Procedural**

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on September 4, 2012 at the APC meeting.
- Notice of the September 4, 2012 public hearing was provided in accordance with the APC Rules of Procedure.

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### **Project Overview**

#### **Location**

The subject property is approximately 120 acres in size and is located on the east side of Towne Road, between 146<sup>th</sup> Street and 151<sup>st</sup> Street (the "Property"). The Property is primarily vacant/agricultural in use.



### Project Description

The proposed Towne West PUD Ordinance (the “PUD Ordinance”) establishes two (2), sixty (60) acre areas: a Retail Area and a Multi-Family Area.

The Retail Area defaults to the General Business District (the “GB District”) standards and uses, as identified in the Westfield-Washington Township Zoning Ordinance (the “Zoning Ordinance”). In addition to the uses permitted in the GB District, as proposed, a hospital complex or hospital campus and ancillary uses are permitted in the Retail District. Ancillary uses may include medical offices, in-patient and out-patient facilities, skilled nursing care and medical-related research facilities. Uses prohibited from the GB District are self-service wash, tattoo parlor and tobacco shop.

The Multi-Family Area will default to a Multi-Family District as identified in the Zoning Ordinance. Staff is currently working with the petitioner to identify which development standards to apply to the proposal. In addition to the uses permitted in the Multi-Family District, as proposed, attached senior living garden homes, assisted living facilities, and skilled nursing care facilities are permitted in the Multi-Family Area.

The PUD Ordinance includes additional architectural standards for both the Retail and Multi-Family Areas (located in Exhibit 4 and 5 of the PUD Ordinance). These standards regulate items such as building materials, building orientation, building treatment, building color and roof articulation. The petitioner likely will highlight these standards during the presentation at the Public Hearing.

The Towne West PUD proposal is within the New Suburban Residential and Local Commercial land use classification, and is consistent with the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) in that:

- 1) the Multi-Family Area aims to provide a variety of housing types to serve different family styles and life situations from entry level to retirement; and
- 2) the Retail Area aims to provide goods and services to nearby residents on a day-to-day basis, as opposed to attracting customers or clients from a large geographic area. Example uses include but are not limited to banks, beauty salons, drug stores, convenience stores, restaurants and supermarkets.

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies Towne Road and 146<sup>th</sup> Street as a Primary Arterial. The recommended right-of-way width for a Primary Arterial is 150 feet. Hamilton County is planning an expansion of 146<sup>th</sup> Street to become a limited access thoroughfare from Springmill Road to the county line (the “146<sup>th</sup> Street Project”). The latest information provided by Hamilton County is that construction of the segment between Springmill Road and Ditch Road will begin in late 2013 and the segment will be completed sometime in 2015. As proposed, the PUD Ordinance includes a full-



access round-about between Ditch Road and Towne Road. Hamilton County's plan for the 146<sup>th</sup> Street corridor does not contemplate that access point, nor does it contemplate any other access points between Ditch Road and Towne Road. The petitioner and the City of Westfield have been in discussions with Hamilton County to discuss planning issues between the proposal and the 146<sup>th</sup> Street Project. An update will be provided at the Public Hearing.

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### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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### **Staff Comments**

1. Hold a public hearing at the September 4, 2012 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at (317) 379.9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).